

III. c. CHAPTER 8 Implementation Strategies

The *2007 Downtown Plan* was intended to have a 20-year time horizon. Regular reviews of the status of implementation were termed as “paramount.” During the reviews, resource assessments were recommended by the implementers to “adjust timeframes and priorities.” The continued meeting of the Downtown Advisory Group was also recommended to track project implementation. A highly graphic check list for public display and information was intended to provide opportunities for celebration and to keep the plan moving forward with building momentum. This 10-year targeted review complies with the intent of language in Chapter 8.

HOW WAS IMPLEMENTATION ACCOMPLISHED

It should be noted in the review of the implementation Strategies or action items adopted in Chapter 8, it was found most investment and development in OUR DOWNTOWN was accomplished by public agencies, or through public agency/private or quasi-public agency/private projects.

TABLE #1 – IMPLEMENTATION STRATEGIES (PP 131-137 of the 2007 Downtown Plan) is excerpted from Chapter 8 and includes the action items, estimated time frames, costs, and the proposed implementer for each action item.

WHAT WAS IMPLEMENTED in Table #1

57 action items were listed in the plan, 14 or 25% are completed, 17 or 29% received little or no action, and 27 or 46% received action and are ongoing.

Projects Completed include new mixed-use development, Assembly-adopted incentives and Downtown Zoning Districts code update, business and tourism recruitment and branding programs, park master planning and park improvements, the 9th Avenue road and pedestrian upgrades, Transit studies and new routes, new parking offerings by Easy Park, renovation of the ARRC main terminal, trail and interpretive projects along Ship Creek, and the completion and opening of the Dena’ina Convention Center.

Projects Ongoing include continuing housing and business development, tourism outreach, historic preservation, improvements to the pedestrian environment including a multi-phase project in design on 4th Avenue, park and event offerings, strengthening our safety and security programs.

Projects with little or no action include some of the Catalytic or Opportunity site developments (pp 29-33), street conversions and reconstructions, and the addition of ice-free sidewalks. New wayfinding and the possible replacement of the history walk’s blue interpretive kiosks needs funding.

There is some overlap between TABLE #1 and TABLE #2. Chapter 8 implementation included Catalytic sites 1-4.

TABLE #2 – STRATEGY FRAMEWORK AND STRATEGY DIAGRAM (pp 29 and 33 of the 2007 Downtown Plan)

Table #2 reports out on the implementation of the projects described in the Strategy Framework and mapped in the Strategy Diagram. Several sites proposed in the Strategy Diagram were intended to catalyze new housing and mixed-use development. Some of these sites were mostly large empty parking lots, prime locations throughout Downtown, with a mix of ownership.

4 Catalytic Development site projects were proposed with varying development or redevelopment scenarios. 13 Primary Opportunity Sites were also proposed. Most sites are in private ownership (9), the Alaska Railroad Corporation owns 2 of the sites, Alaska Housing Finance owns 1 site, Federal government 1 proposed site, and the Municipality of Anchorage owns 3 sites.

WHAT WAS IMPLEMENTED in Table #2

Of the 17 sites, 6 are developed including the Alaska Railroad Historic Terminal, McKinley Tower, the Rail at the Downtown Edge, Williwaw, Lenny Pacillo Parking Garage, and Anchorage Museum expansion.

The 5th Avenue Peach Tower site is currently undergoing a massive renovation, partially due to damage from the 2019 November earthquake, and will incorporate new commercial and residential offerings. Several sites are under discussion as public/private partnerships.

Not included in the Strategy Diagram were much smaller properties owned by the MOA or ACDA.

These include properties on 7th, 8th or 9th Avenues. Also not included was the historic Native Hospital property on 3rd Avenue, which is undergoing a rezoning by RED at the drafting of this report.

SUMMARY

The cost of housing development in Anchorage, specifically in Downtown is included in the Agnew::Beck Downtown Residential Market Study. Incentives and public/private partnerships are what will support new construction according to the Agnew::Beck study. The list of catalytic and opportunity sites may be updated with this targeted plan review and could include some smaller parcels as good options.

TABLE #1: Chapter 8 (pages 129-137)

IMPLEMENTATION PROGRAMMING

#	ACTION ITEM DESCRIPTION	TIME FRAME	COST	POSSIBLE IMPLEMENTER	2021 STATUS
IP-1	Install and maintain a highly graphic Plan Implementation Checklist in a Downtown civic space to publicize and celebrate achievement of the Plan's benchmarks	1 year	\$	MOA (Parks) ADP	No Action ADP stated this should be the Planning Department and not ADP.

LAND USE AND ECONOMIC DEVELOPMENT IMPLEMENTATION

LU-1	Enact a new Downtown land use and development code and amend the Downtown zoning map to reflect the recommended land use strategies, design guidelines and proposed Downtown district specifications.	1 -2 years	\$\$	MOA (Planning)	PARTIALLY COMPLETE WITH OUR DOWNTOWN: STEP 1 adopted. Step 2 to begin in April 2020. Step 3 will transition B2-zoning districts to DT zoning districts in 2022.
------	---	------------	------	----------------	--

DEVELOP CATALYTIC AND OPPORTUNITY SITES (LU-2 THROUGH LU-5)

LU-2	Determine feasibility and programming of a new Public Market and Cultural Center as a public/private partnership at Catalytic Development Site #1: Fourth Avenue Development Site. <i>Other 2020 Notes: Cultural Center is referring to the Post Office Mall. There are no discussions currently including the Museum as part of a public market.</i>	1-2 years	\$	Property Owners MOA (Planning) ACDA ADP	ONGOING: ACDA stated they may not be a part of this action item. Suggested ACVB, ACVA, ADP, AEDC, and Alaska Markets would be implementers. ACVB stated they would like to be part of the discussions and planning, but do not consider their agency an Implementer. Advisor or supporter would be ACVB's role. ADP stated there are discussions ongoing about a public market. They would not be the leader in this effort.
------	--	-----------	----	--	---

#	ACTION ITEM DESCRIPTION	TIME FRAME	COST	POSSIBLE IMPLEMENTER	2021 STATUS
LU-3	Develop Catalytic Development Site #2: E Street Infill Site. Support private development of mixed-use retail and housing (Pages 56-60). If development occurs prior to adoption of the new Downtown code provided for in LU-1, encourage design and construction to adhere to development specifications for the Downtown Core (Pages 47-50).	2-5 years	\$\$\$	Property Owners ACDA	No Action: Parking lot east of Townsquare Park. There have been some interested developers. To date, this action has not been implemented.
LU-4	Develop Catalytic Development Site #3: 6th Avenue Infill Development Site. Support private development of mixed-use retail and housing (Pages 56-61) by helping property owners consolidate parcels. If development occurs prior to adoption of the new Downtown code provided for in LU-1, encourage design to adhere to specifications for the Downtown Core (Pages 47-50).	3-7 years	\$\$\$	Property Owners ACDA	PARTIALLY COMPLETED: Project includes Williwaw and new Covenant House relocation and was recommended to include that entire block along 6th Avenue. ACDA stated they did not participate in this project and should be removed as an implementer.
LU-5	Develop Catalytic Development Site #4: Park Strip Housing Prototype. Evaluate feasibility and programming of a new publicly owned housing project. If development occurs prior to adoption of the new Downtown code provided for in LU-1, encourage design to adhere to building design, streetscape, parking, and circulation criteria (Pages 62-64).	2-5 years	\$\$\$	ACDA State of Alaska	An agreement was established between the Municipal Real Estate Department and the State of Alaska to market and build this project. The project did not pencil according to the proposed developer due to the high cost of the property. The project was put on hold. ACDA was not a part of this proposed project.

#	ACTION ITEM DESCRIPTION	TIME FRAME	COST	POSSIBLE IMPLEMENTER	2021 STATUS
Jump Start Housing Development					
LU-6	<p>Convene a Downtown housing development task force to:</p> <ol style="list-style-type: none"> 1. Develop incentives, 2. Funding opportunities, 3. Land assembly/site location strategies 4. Create a diverse mix of housing types and income levels Downtown. 	1 year	\$ Programmatic	<p>ACDA</p> <p>Other Implementers include MOA Real Estate, Cook Inlet Housing Authority, MOA Assessor, MOA OECD, MOA DHHS, and private property owners.</p>	<p>ONGOING with some new projects completed:</p> <p>AEDC Live Work Play housing development task force established.</p> <p>New Assembly housing tax incentive adopted. Chapter 12.35: Deteriorated and Economic Development incentive may still need some input to work.</p> <p>Land assembly/site location strategies – A Few Good Blocks Project 5th to 9th avenues and L to I streets, and Elizabeth Place are part of this action item.</p> <p>Elizabeth Place, Duke’s, ARRC Edge, 8th & K, 6th Avenue, etc., includes housing and mixed-use projects.</p> <p>Additional housing and mixed-use is proposed.</p>

Establish Economic Development Strategies

#	ACTION ITEM DESCRIPTION	TIME FRAME	COST	POSSIBLE IMPLEMENTER	2021 STATUS
LU-7	<p>Develop a targeted recruitment program with strategies to attract specific businesses from the retail, office and hotel sectors, and including identification of opportunity sites and locations.</p> <p>Key sectors include: Retail anchors such as a department store. Entertainment attractions such as a cineplex or additional restaurants. Neighborhood retail uses especially grocery stores and pharmacies. Corporate employers, such as Native Corporations, and office developers. Hotel developers/operators; and Art galleries and cultural attractions.</p>	1-2 years	\$\$	ADP ACDA	<p>ONGOING: AEDC has an entire recruitment program and strategy to bring new businesses to Anchorage. ACDA commented the proposed implementers may need to be AEDC with ADP. ACDA stated they should not be listed on this effort.</p>
LU-8	Develop coordination between the Weekend Market and Downtown retailers, including joint marketing and physical linkages.	1-2 years	\$	ACDA ADP	<p>ONGOING: ADP is shifting away due to lack of funding. Their mission is to provide more activation.</p>
LU-9	Work with cruise operators to identify services and amenities that could enhance visitors' experiences in Downtown and generate longer hotel stays.	1-2 years	\$	ACVB ADP	<p>ONGOING: ACVB – Yes, their role is ongoing. ADP is also working with Agnew::Beck, Chris Beck on the Add-A-day Program initiation to get visitors out on local trails.</p>
LU-10	Create an expedited permitting program for Downtown development proposals that meet community standards.	1-2 years	\$	MOA (Planning)	<p>COMPLETED: OUR DOWNTOWN – STEP 1 Adopted by the Anchorage Assembly April 2020.</p>

Maintain and Enhance Parks and Open Space

#	ACTION ITEM DESCRIPTION	TIME FRAME	COST	POSSIBLE IMPLEMENTER	2021 STATUS
LU-11	The Parks and Recreation Commission shall determine open space and recreational needs and opportunities in the Down- town area and make recommendations for amendments to the existing park plans.	1 year	Programmatic	MOA (Parks)	ONGOING: Included in past and active planning efforts: Most recently Townsquare Park MP.
LU-12	Complete the Delaney Park Master Plan, and its first-phase implementation, coordinated with street improvement plans for 9th Avenue.	1-2 years	\$\$	MOA (Parks)	No Delaney Park Master Plan to date.
LU-13	Complete a public process to create an improvement plan for Town Square Park.				COMPLETED 2019: Town Square Park Master Plan.

Create a Historic Preservation Commission and Overlay Zone

LU-14	The Historic Preservation Commission shall inventory historic sites and structures and shall develop immediate and long-term historic preservation policies, initiatives and incentives and make recommendations to the Assembly for Ordinances and/or Resolutions relative to historic preservation.	1 year	\$	MOA (OECD)	COMPLETED: Inventory in 2010 by AHPI. Completed Anchorage Original Neighborhoods Historic Preservation Plan (2013) and Interpretive Plan (2015).
LU-15	Work with the community to establish a Historic Overlay Zone.	2-3 years	\$	MOA Planning and GAC	In Process: Anchorage Local Landmark Ordinance in draft by Anchorage Historic Preservation Commission. Local Landmark Ordinance is needed before a historic overlay is identified and approved by the Anchorage Assembly.

Respond to Seismic Hazards

#	ACTION ITEM DESCRIPTION	TIME FRAME	COST	POSSIBLE IMPLEMENTER	2021 STATUS
LU-16	Conduct a seismic hazard risk assessment study of seismic hazard zones 4 and 5 to determine the extent and regulations for a seismic overlay zone.	1 year	\$	MOA (Planning) MOA (GAC)	COMPLETED: MMI Engineering report -Project #MMW550 – finalized on March 25, 2013.
LU-17	Enact a seismic overlay zone to address land use and development in areas with greatest potential for ground failure.	2-3 years	\$	MOA (Planning) MOA (GAC)	Ongoing: Needs funding, scoping, research, and analysis, partially complete pending more review and evaluation.

Street Conversions and Reconstructions

T-1	<p>The Traffic Department and other appropriate departments of the Municipality, including the Parks and Recreation Department, are directed to review the pros and cons of converting 9th Avenue to a typical three-lane section, coordinating with transit operations planning and pedestrian improvements.</p> <p>Upon completion of this review, a report is to be made to the Assembly on this issue of what, if any changes should be made to 9th Avenue to accommodate traffic, transit, bike and pedestrian requirements within the context of the Delaney Park Master Plan.</p>	1-2 years	\$\$\$	MOA (Traffic) MOA (PM&E)	<p>COMPLETED: The 9th Avenue Reconstruction was completed with pedestrian improvements, lights, and landscaping.</p> <p>A Delaney Park Master Plan has not been started, however, there have been new projects completed in Delaney Park.</p>
T-2	Convert D Street to a two-way traffic street, adhering to the Core Streets Streetscape Plan design guidelines.	2-5 years	\$\$	MOA (Traffic) MOA (PM&E)	No Action: Needs funding for Planning, Design and Construction.
T-3	Convert F Street to a two-way traffic street, adhering to the Core Streets Streetscape Plan design guidelines.	1-2 years	\$\$	MOA (Traffic) MOA (PM&E)	No Action: Needs funding for Planning, Design and Construction.

Street Conversions and Reconstructions

#	ACTION ITEM DESCRIPTION	TIME FRAME	COST	POSSIBLE IMPLEMENTER	2021 STATUS
T-4	Reconstruct G Street between 3rd and 5th Avenues in accordance with the Core Streets Streetscape Plan.	2-5 years	\$\$	MOA (Traffic) MOA (PM&E)	No Action: Needs funding for Planning, Design and Construction.
T-5	Reconstruct 7th Avenue between the Dena'ina Convention Center and C Street in accordance with the Core Streets Streetscape Plan.	3-7 years	\$\$\$	MOA (Traffic) MOA (PM&E)	No Action: Needs funding for Planning, Design and Construction.
T-6	Make streetscape improvements to 6th Avenue between E and D Streets in accordance with the Core Streets Streetscape Plan.	3-7 years	\$	MOA (Traffic) MOA (PM&E) ADOT & PF	No Action: Needs funding for Planning, Design and Construction.
T-7	Construct Phase 1 of the E Street Corridor Enhancement Project in the central Downtown Core between 4th and 8th Avenues.	1 year	\$\$\$	MOA (Parks) MOA (Traffic) MOA (PM&E)	COMPLETED: Phase 1 is done.
T-8	Program the construction of Phase 2 of the E Street Corridor Enhancement Project including pedestrian connections to Delaney Park and the Alaska Railroad Intermodal Transportation Facility.	3-7 years	\$\$\$	MOA (Parks) MOA (Traffic) MOA (PM&E) ARRC	No Action: Needs funding, Planning Design, and Construction.
T-9	Convert 3rd Avenue to one-way westbound traffic. Prepare a 3rd Avenue one-way westbound traffic and pedestrian safety plan, and ensure redesign includes continuous sidewalks, pedestrian amenities, on-street parking, reduced travel speeds and areas for bus loading.	5-7 years	\$\$\$	ADOT & PF MOA (Traffic)	No Action: Needs funding for Planning, Design and Construction.
T-10	Convert 5th Avenue to two-way traffic, contingent on the conversion of 3rd Avenue.	7 or more years	\$\$\$	ADOT & PF MOA (Traffic)	No Action: Needs funding for Planning, Design and Construction.

Improve the Downtown Transit System

#	ACTION ITEM DESCRIPTION	TIME FRAME	COST	POSSIBLE IMPLEMENTER	2021 STATUS
T-13	Conduct a Transit Center Relocation Feasibility Study which includes consideration of Catalytic Development Site #1. Conduct a reassessment of transit routes through Downtown to improve convenience.	1 year	\$\$	ACDA MOA (Transit) MOA (Traffic)	COMPLETED: Transit Talks Study.
T-14	Relocate the Transit Center and/or transit routes through Downtown, contingent on the results of the relocation feasibility study.	2-5 years	\$\$\$	ACDA MOA (Transit)	COMPLETED: System redesign done 10/20/17.
T-15	Initiate a Downtown Circulator bus route.	3-5 years	\$\$	ADP MOA (Transit)	Low priority for Transit: Ranks 28 in new Transit Plan – Needs funding. ADP comment: A trolley would be great.
T-16	Initiate a direct, non-stop transit route between Downtown and the Alaska Native Medical Center and overall Universities/Medical District.	3-5 years	\$\$	MOA (Transit)	COMPLETED: RT 10: DT to UMED. RT 20: DT to ANMC.

Develop a Coordinated Parking Strategy

T-17	Improve parking wayfinding signage to advertise the location and number of available spaces.	1-2 years	\$\$	ACDA	COMPLETED: by Easy Park.
T-18	Institute a one-year demonstration project on a selected downtown street to test the use, reliability and public acceptance of kiosk type parking meters in Anchorage's winter environment.	1-2 years	\$	ACDA	COMPLETED: by Easy Park.
T-19	Construct a parking structure at 7th Avenue and C Street.	2-5 years	\$	ACDA	No Action: This is now a Federal Building parking lot.

#	ACTION ITEM DESCRIPTION	TIME FRAME	COST	POSSIBLE IMPLEMENTER	2021 STATUS
T-20	Install safety precautions in parking structures including improved lighting and security patrols.	1-2 years	\$	ACDA	COMPLETED: by Easy Park.
Accommodate Tour Bus Operations					
T-21	Establish tour bus circulation routes and the locations for queuing, idling, loading and passenger drop-off.	1-2 years	\$	MOA (Traffic)	ONGOING: Per ACVB. ACVB would like to be added to this conversation.
Implement Urban Design Strategies					
UD-1	Identify and prioritize scenic view corridors and potential measures and incentives for their protection.	1 year	\$	MOA (Planning)	Some Action: Needs funding for Planning, Public outreach, and implementation. Policies included in the Anchorage Original Neighborhoods Historic Preservation Plan to implement this action.
UD-2	Complete an ice free (heated) sidewalk implementation study to determine the appropriate technology, construction phasing, financing and public/private responsibilities for heated sidewalks.	1 year	\$	ACDA MOA (Traffic)	No Action and no funding for this study. ACDA stated they should not be listed.
UD-3	Construct one or several priority blocks of heated sidewalks as a model for future areas.	2-3 years	\$\$\$	MOA (PM&E) MOA (Traffic)	One section of heated sidewalk was constructed on F Street between the Dena'ina Center and the Performing Arts Center. The heated sidewalk was turned off during the Sullivan Administration.
UD-4	Complete construction of the remaining phases of heated sidewalks.	3-7 years	\$\$\$	MOA (PM&E) MOA (Traffic)	No Action and No funding.

#	ACTION ITEM DESCRIPTION	TIME FRAME	COST	POSSIBLE IMPLEMENTER	2021 STATUS
Enhance the Image and Branding Program					
P-1	Coordinate and improve marketing efforts.	1-2 years	\$	ADP ACVB AEDC	<p>ACVB – Yes, their role is ongoing.</p> <p>ADP comment: ADP should come off this. \$50K was spent to create Downtown brand that is not being used.</p>
P-2	Build upon the Brand Print recommendations to promote Anchorage’s heritage, culture and distinct Downtown sub-districts.	1-2 years	\$	ADP MOA (OECD)	<p>ACVB – Yes, their role is ongoing.</p> <p>ADP comment: ADP should come off this. \$50K was spent to create Downtown brand.</p>
P-3	Market Anchorage and Downtown as a winter destination to increase year-round hotel occupancy rates	Ongoing	\$	ACVB	<p>ACVB – Yes, their role is ongoing.</p>
Develop a Signage and Wayfinding Program					
P-4	Establish a Downtown Signage and Wayfinding Committee.	1 year	\$	ADP MOA (Parks)	<p>ONGOING: Per Parks, the Department has been leading. Wayfinding design vernacular is adopted.</p> <p>Anchorage Original Neighborhoods Interpretive Plan also includes options for Downtown.</p> <p>ACVB stated there are multiple efforts and planning toward this action item.</p> <p>Visit Anchorage should/will be part of the discussions and planning for design. ACVB is not sure where the funding is coming from.</p> <p>ADP Comment: Will connect with Parks. A grant was needed for this project.</p>

#	ACTION ITEM DESCRIPTION	TIME FRAME	COST	POSSIBLE IMPLEMENTER	2021 STATUS
P-5	Develop a comprehensive Downtown streetscape and way-finding signage design palette.	1-2 years	\$	ADP MOA (Parks)	<p>ONGOING: Per Parks, Needs Funding, Planning, Design, and Construction. May need to partner with Traffic, Historic Preservation Commission and Native Village of Eklutna and other Downtown agencies, owners and partners to move forward.</p> <p>Per ACVB - multiple efforts and planning toward this action item. Visit Anchorage should/will be part of the discussions and planning for design. ACVB is not sure where the funding is coming from. ADP - Should not be included.</p>
P-7	Identify significant sites and event locations for interpretive signage.	2-3 years	\$	ADP MOA (Parks)	<p>ONGOING: Per Parks, Active efforts for Frontierland Park and Elderberry Park per Parks.</p> <p>ADP Comment: Grant funding was needed for this project.</p> <p>Long-range Planning: The Original Neighborhoods Interpretive Plan recommends locations for new interpretive signage, types of signs, themes and messaging that could be used to complete this project. A working group with the HPC included NVE, CIRI, Native Village of Tyonek and the Anchorage Museum assisted with completion of this plan for the 2015 Centennial.</p>

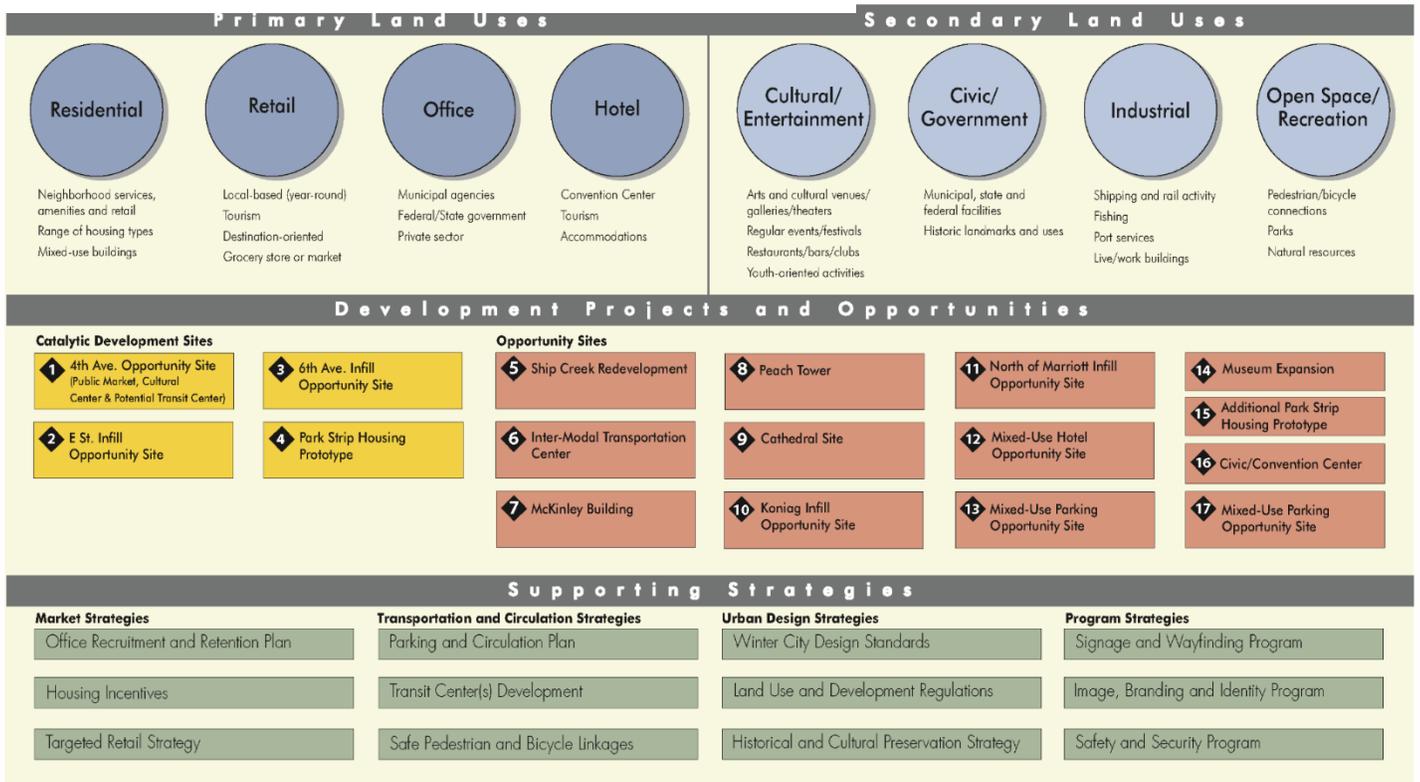
Strengthen the Safety and Security Program

#	ACTION ITEM DESCRIPTION	TIME FRAME	COST	POSSIBLE IMPLEMENTER	2021 STATUS
P-8	Initiate a program for wayfinding and welcoming for Alaska Natives and all visitors from rural Alaska.	1 year	\$	ADP	ONGOING: Per Parks, the Indigenous Wayfinding project is in process. Contact for project: Bri at Huddle, AK. ADP not a partner in the project.
P-9	Increase community policing in certain areas identified in the Plan.	1 year	\$	ADP	ONGOING: Safety First Program has increased patrols.
P-10	Prioritize locations for trash/recycling bins, public restrooms and street lighting.	1 year	\$	MOA (PM&E) MOA (Parks) MOA (Traffic)	ONGOING: Needs Funding, Planning, and Construction. ADP should be added – this is work they are doing including a contract for Ship Creek rest rooms with ARRC.
P-11	Enhance year-round street cleaning Downtown.	1-2 years	\$	MOA (Traffic)	ONGOING: MOA Maintenance should be listed for street cleaning.
P-12	Install self-cleaning public restrooms Downtown.	1 year	\$	MOA (PM&E) ADP	ONGOING: DTCC is doing some research.

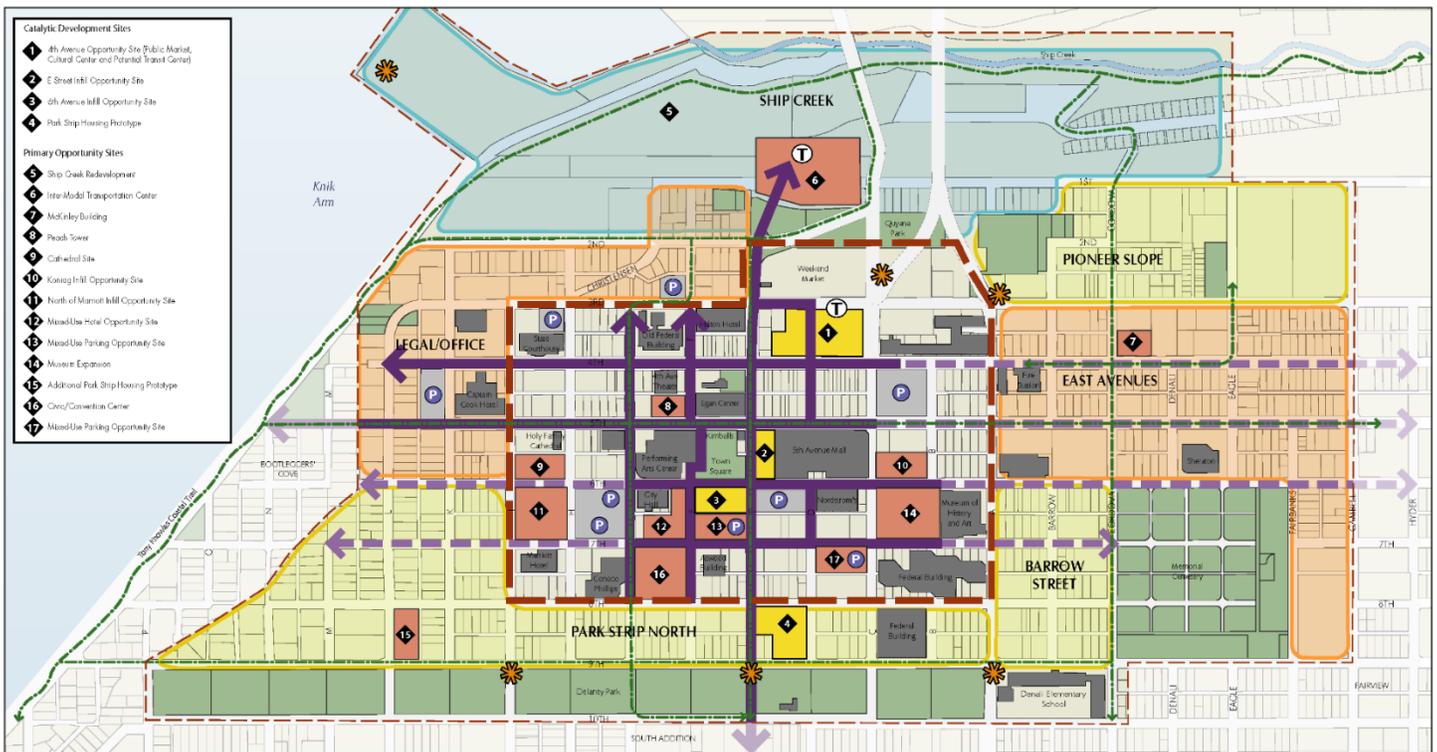
Enhance Activity and Event Programming

P-13	Strengthen activity/event programming and promotion for events throughout the year,	Ongoing	\$	ADP MOA (Parks)	ONGOING per MOA Parks Department.
P-14	Promote activities for youth and families with children.	Ongoing	\$	ADP MOA (Parks)	ONGOING per MOA Parks and ADP with 100 events a year held. Parks activates park spaces. Over 110,000 people served with the Free, Family Friendly Program.
P-15	Implement the Delaney Park Master Plan and improve Delaney Park as a venue for large community events.	1-2 years	\$\$\$	MOA (Parks)	ONGOING per Parks Department.
P-16	Improve the Weekend Market Site as a venue for large community events.	1-2 years	\$\$	MOA (ACDA)	ONGOING: per ACDA

STRATEGY FRAMEWORK AND STRATEGY DIAGRAM



Strategy Framework



Strategy Diagram

*These footprints are intended to better orient the viewer to the map and do not suggest that these are the only buildings of significance in Downtown.

TABLE # 2: Strategy Framework and Diagram – Page s 29 and 33

PROJECT NAME	STATUS
1 – 4th Avenue Opportunity Site (public Market, Cultural Center and Potential Transit Center) (Same as LU-2 Above)	<p>ONGOING DISCUSSION - NOT COMPLETED.</p> <p>ACDA commented they may not be a part of this action item. Suggested ACVB, ACVA, ADP, AEDC, and Alaska Markets would be implementers.</p> <p>ACVB stated they would like to be part of the discussions and planning, but do not consider their agency an Implementer. Advisor or supporter would be ACVB’s role.</p> <p>ADP stated there are discussions ongoing about a public market. They would not be the leader in this effort.</p>
2 – E Street Infill Opportunity Site (Same as LU-3 Above)	<p>NO ACTION: Parking lot east of Townsquare Park. There have been some interested developers. To date, this action has not been implemented.</p>
3 – 6th Avenue Infill Opportunity Site (Same as LU-4 Above)	<p>PARTIALLY COMPLETE: Project included new Williwaw development enabled by the Covenant House relocation.</p>
4 – Park Strip Housing Prototype (Same as LU-5 Above)	<p>ONGOING: Several housing ideas have been proposed.</p>
5 – Ship Creek Redevelopment	<p>ONGOING: ARRC completing the Downtown Edge housing development. Ship Creek Framework Plan was completed in 2014, to update the Ship Creek Development Master Plan. The Framework Plan made additional recommendations for retail, industrial, and residential development.</p>
6 – Intermodal Transportation Center	<p>COMPLETED: Renovation of the Alaska Railroad Terminal was completed in 2011. A rail connection to TSAIA is available only to cruise line passengers.</p>
7 – McKinley Building	<p>COMPLETED: The McKinley Tower renovation was completed around 2008. The building was listed on the National Register of Historic Places in 2008.</p>

TABLE #2: Strategy Diagram – Page 33

PROJECT NAME	STATUS
8 – Peach Tower	ONGOING: Peach Investments owns all properties between 4th and 5th avenues, and F and G streets as of 2020. Peach Investments received a Deteriorated Properties Tax Abatement overlay from the Anchorage Assembly to include all properties in 2020.
9 – Cathedral Site	NO ACTION: Is currently planned for this parking lot.
10 – Koniag Infill Opportunity Site	NO ACTION: The property is being managed as a Diamond Parking Lot.
11 – North of Marriott Infill Opportunity Site	NO ACTION: The property is being managed as a Diamond Parking Lot and owned by an oil company. <i>However, directly across the street Elizabeth Place was constructed.</i>
12 – Mixed-use Hotel Opportunity Site	NO ACTION: There are several lots owned by four different property owners. Several successful local and tourism-serving businesses are located here. Diamond Parking manages the open parking lots.
13 – Mixed-use Parking Opportunity Site	COMPLETED: Alaska Housing Finance Corporation owns this mixed-use office and parking garage dedicated to Lenny Pacillo.
14 – Museum Expansion	COMPLETED: Museum expansions were completed in 2012 and 2019. The Museum is also expanded to the SEED Lab and is partnered with the Municipality of Anchorage on the Design District Designation.
15 – Additional Park Strip Housing Prototype	ONGOING: DHHS move planned but not funded. A concept plan was developed. Real Estate Department is managing in conjunction with development on Municipal property on Tudor and Elmore roads.
16 – Civic/Convention Center	COMPLETED. Dena’ina Convention Center opened in 2008.
17 – Mixed-Use Parking Opportunity Site	NO ACTION: Managed as a parking lot for Federal building employees. Property owned by the Federal Government.